

IV. Land and Program Needs

a. *Land*

The Board and Stakeholders group agreed that because of the extreme variables in this exercise, the charge would be *NOT to focus on individual properties within the Town of Irondequoit suitable for a library facility, but rather to establish generic site needs and guidelines for appropriate sites.*

The Town of Irondequoit Zoning Laws and Regulations as well as the Titus-Cooper-Hudson Town Center Plan documents were utilized as the basis for land needs.

As a summary of key findings, we wish to highlight the following:

- 27,000 square foot library
 - One Story: The minimum lot size is approximately 2 acres. Minimum parking requirements to accommodate 85 cars.
 - Two Story: The minimum lot size is approximately 1.6 acres. Minimum parking requirements to accommodate 85 cars.
- 50,000 square foot library
 - One Story: The minimum lot size is approximately 4 acres. Minimum parking requirements to accommodate 150 cars.
 - Two Story: The minimum lot size for a new is approximately 2.5 acres. Minimum parking requirements to accommodate 150 cars.
- During our review of the Zoning requirements for the Town Center, we believe there may be restrictions in the size of building(s) allowable within the District. (8,000 square feet max., 15,000 with Bonuses). The Library may wish to consider applying for a Variance to this requirement if an option at the Evans branch is pursued further.

For the purposes of this exercise however, we considered a 15,000 sf maximum building area at the Evans Branch.

- We would also like to highlight the fact that the Library may wish to **seriously consider** lot sizes **larger** than the minimum identified. Site utilization at the minimum amounts, does not leave any room for future expansion or perhaps even enough “green” or “open” space for achieving the desired aesthetic outcome for the new facility.

- Other zoning requirements are shown on the drawings on the following pages.
- Another important note regarding assumptions for land acquisition costs: Preliminary information received from IROC (Irondequoit Recreation & Open Space Committee) suggested a budget of \$100,000 per acre for land costs. This amount (\$100,000 / acre) was utilized in developing conceptual cost comparisons.

b. Program

For developing the various building space / program needs and overall building square footage needs, we utilized the following program summary as prepared and included in Panz's report.

**Sq. Ft. Comparisons
Single v.s. Two Branches**

	WEST SQ. FT.	EAST SQ. FT.	SINGLE FACILITY SQ.FT.
ENTRY AREA & MEETING ROOM			
Large meeting room, kitchen & storage	2,745	2,745	5,165
Board Room		756	756
Book sale alcove	144	144	225
Public eating/vending area	225	225	340
Patron reception area			174
Public copy & fax machines	30	30	30
SUBTOTAL	3,144	3,900	6,690
ADULT SECTION			
Information desk	40	40	80
Public seating	2,010	2,010	3,780
Computers	915	937	1,865
Small group meeting rooms	420	420	840
Collections	4,757	5,335	9,958
* Fiction			
* Non-fiction			
* Large Print			
* Holiday books			
* Reference			
* Paperbacks			
* Video/DVD/Books on CD & tape			
* CD Rom's & Music CD's			
* Closed stacks			
* Magazines			
* Newspapers			
* Atlases & dictionary stands			
* Just returned materials area			
Local History Room			
* Table w 4 chairs		120	120
* Microfilm reader/printer		30	30
* File cabinet		10	10
* Wall shelving		48	48
* Small copy machine		25	25
Music Resource Room			
* Table w 4 chairs		120	120
* Music listening station		40	40
* File cabinets		30	30
* Wall shelving		48	48
SUBTOTAL	8,142	9,213	16,994

**Sq. Ft. Comparisons
Single v.s. Two Branches**

	WEST SQ. FT.	EAST SQ. FT.	SINGLE FACILITY SQ.FT.
CHILDREN'S SECTION			
Information desk	40	40	80
Public seating	620	590	1,130
Computers	200	200	350
Programming room	970	745	1,370
Collections	2,205	1,724	3,960
* Easy Readers/Little Books			
* Picture Books			
* J-Non-Fiction			
* J-Fiction			
* J-New Books			
* J-Videos, DVD's, Books on CD			
* J-Paperbacks			
* Magazines			
* Music, Books on Tape & Story kits			
* Picture file cabinet			
* Just returned materials area			
SUBTOTAL	4,035	3,299	6,890
YOUNG ADULT SECTION			
Public seating	360	360	660
Computers	130	130	210
Collections	415	328	576
* YA Fiction & Career books			
* YA New Books			
* YA Magazines			
* YA Paperbacks			
* Just returned materials area			
SUBTOTAL	905	818	1,446
STAFF AREAS			
Circulation desk	534	534	728
Main Staff workroom			
* Director's office	225	225	225
* Other staff offices	288	720	1,008
* Staff work cubicles (11)	704	704	1,408
* Work table or counter (5 spaces)	150	150	300
* Table at rear loading dock entrance	20	20	20
* Table near entrance to book alcove	20	20	50
* Mail sorting area	25	25	100
* Staff lockers (25)	50	50	50
* Coat/boot racks	25	25	144
* Shelving 3 double sections	72	72	36
* 2 book drop bins	24	24	200

Sq. Ft. Comparisons
Single v.s. Two Branches

	WEST SQ. FT.	EAST SQ. FT.	SINGLE FACILITY SQ.FT.
* open area for book 15 carts	150	150	90
* Shared printers (2) & fax machine	45	45	20
* Storage cabinets (2)	20	20	100
* Storage closet (2)	100	100	20
IT Department			
* computer (server) room	225		40
* work bench	40	50	144
* equipment storage		144	150
* staff desks(2) with workstations		100	144
* Server/telecom room		144	15
* Lockable cabinets (2)	30	15	
Processing Room			
* Desks with workstations (4)		200	40
* Large workable or counter		40	96
* Shelving - 8 sections		96	50
* Media preview workstation/table		50	100
* Open area for 10 book carts		100	50
* Lockable storage room		50	
Maintenance/Custodial Room			
* Desk with workstation	50	50	40
* Workbench	40	40	36
* Wash basin	36	36	30
* Storage cabinets (2)	30	30	100
* Area for equipment storage	100	100	144
* Storage room	144	144	
Staff Break Room			
* Round tables with 4 chairs each	240	360	480
* Kitchenette	80	80	80
* Love seat (2 chairs)	50	50	75
* Casual chairs (2)	60	60	60
* Magazine rack	10	10	10
* Separate room with cot	80	80	80
Loading dock/shipping receiving	300	300	300
SUBTOTAL	3,967	5,213	7,013
GRAND TOTAL SQ. FT.	20,193	22,443	39,033
Unassigned space (30% of above)	6,058	6,733	11,710
GRAND TOTAL FACILITY	26,251	29,176	50,743